

Preliminary Assessment Report

Project 3026589, 116 W FLORENTIA ST

Assessment Completed: 12/13/2016

Project Description: LOT BOUNDARY ADJUSTMENT

Primary Applicant: [Brandon Winters](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Eric Dripps, (206) 727-3676, Eric.Dripps@seattle.gov

SDCI Land Use Requirements

Christina B Capestany, (206) 233-2170, tina.capestany@seattle.gov

SDCI Preapplication Site Visit Requirements

Douglas Thresher, (206) 233-3875, Douglas.Thresher@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, Emily.Ehlers@seattle.gov

Seattle Public Utilities Requirements

Amanda Barnett, (206) 615-1615, Amanda.Barnett@Seattle.gov

Water Availability

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Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Combined sewer main location: **W Florentia St**

Combined sewer main size: **10-inch**

Drainage

New or Reduced Size Lot

This project is on a lot created, or reduced in size, on or after January 1, 2016. Drainage requirements will be addressed accordingly. See SMC 22.805.030.B.1 and 22.805.040.B.1.

The storm drainage point of discharge (SMC 22.805.020) is located at: **Combined Sewer**

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Combined system.**

Other Requirements

- Show a side sewer easement granted to Parcel B from Parcel A to provide access to the combined sewer in W Florentia.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

W FLORENTIA ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Alley Requirements

ALLEY NORTH OF SITE

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Potential slide

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

W FLORENTIA ST

Street conditions:

Asphalt paving

Curb conditions:

Concrete

Approximate curb height: 2" inches

ALLEY NORTH OF SITE

Concrete paving

V-shaped cross-section

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) **all** trees on the site,

2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](http://web1.seattle.gov/DPD/InspectionRequest/default.aspx) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC [25.09.320](#), [Tip 331](#) and [Tip 331A](#). **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Seattle City Light Requirements

Easements

SCL power easement is required. Property survey may be required at project's expense. An easement is needed over parcel A in order to provide service to parcel B.

Other requirements: The LBA appears to create two separate development sites. The development site(s) must first be established to determine electrical service and easement requirements. Separate sites require separate services. City Light distribution is on the south side of W Florentia St. Underground electrical services to the sites will likely be required which means an underground streetcrossing. An easement area sufficient in width to accommodate underground infrastructure is required. Clearance from permanent structures and other utilities is also required. Please contact your Electrical Service Representative well in advance of construction to discuss City Light's requirements for electrical service connection and to confirm a viable easement location and dimension. Failure to contact City Light in advance to plan utilities for the development site(s) may result in significant delays for review and costly service connections. The design of the distribution system to serve the site shall be within the sole discretion of City Light. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

Notes to Applicant

For future property development, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Your Electrical Service Representative is: Dennis Dolezal, 206-684-4977, dennis.dolezal@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Street Improvement Requirements W FLORENTIA ST

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

SPU Requirements

Water Availability

Your water availability assessment is in progress. If the assessment results in water system improvements, you will be required to follow SDOT's Street Improvement Permit Process (see [CAM 2211](#) and [CAM 2213](#)).

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).